

TO LET – £15,000 per annum plus VAT

**5 and 6 Leaside North
Newton Aycliffe, DL5 6DU**

Refurbished Light Industrial Premises – 2,960sq.ft.

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SITUATION/LOCATION

The property is situated adjacent to Horndale Avenue in Newton Aycliffe Business Park, a premier trading estate in the North East. Newton Aycliffe Business Park incorporates occupiers including Hitachi, Gestamp and Husqvarna among a range of local businesses. Newton Aycliffe Business Park lies adjacent to J59 of the A1M approximately 8 miles north of Darlington, 13 miles south of Durham and 19 miles west of Middlesbrough.

PREMISES

Attached industrial facility of steel portal frame construction with corrugated metal sheet cladding to elevations.

The property comprises two-interconnecting units arranged to provide open plan accommodation with partition offices and wc.

The property incorporates a three phase power and there is vehicular access via two roller shutter access doors at the front.

Externally there is forecourt parking for approximately four cars.

TENURE

Leasehold

LEASE TERMS

A new lease is available on standard full repairing and insuring terms for a term of years to be agreed.

ACCOMMODATION

The accommodation briefly comprises:-

Gross Internal Area | 275.13sq.m. | 2,960sq.ft.

Varying working height 2.75m-5.37m

COSTS

The incoming tenant will be responsible for the Landlord's reasonable legal cost plus VAT in this transaction.

APPLICATION FEE

Where the undertaking of references is carried out by the Agent an application fee is payable by the applicant for the lease. Please ask agent for further information.

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2023 at £10,250. The property falls within the threshold for small business relief and eligible occupiers should benefit from full relief from rates.

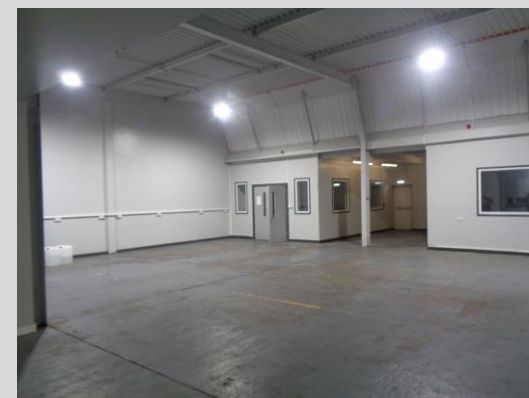
VAT

VAT is applicable.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE CERTIFICATE (EPC) D-79



STOCK IMAGERY RETAINED BY AGENT

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